



Abacoa

ABACOA PROPERTY OWNERS' ASSEMBLY, INC.

MINUTES

BOARD OF DIRECTORS MEETING

Thursday, January 17, 2008– 11:30 AM

1200 University Boulevard, Suite 210, Jupiter, FL 33458

In Attendance:

Peter Lippman, APOA President

Scott Hedge, APOA Vice President

Harvey Silverman, APOA Treasurer

Joe O'Connell, APOA Secretary

David Carrillo, APOA Director

Beth Kelso, APOA Executive Director

Nader Salour, President, ADC

Todd Wodraska, Town of Jupiter Councilor

- 1) **Determination of Quorum**
- 2) **Call To Order and Proof Of Due Notice**
- 3) **Approval of Minutes: 12-12-07: Motion:** Joe O'Connell moved that the minutes be approved as presented. The motion was seconded by Harvey Silverman and unanimously approved.
- 4) **Treasurer's Report:** See attached.
 - a) *Motion:* Harvey Silverman moved to adopt the APOA's new Financial Policies as written. The motion was seconded by Joe O'Connell and unanimously approved.
 - b) *Motion:* Harvey Silverman moved to transfer any 2007 net income into the designated fund for emergencies with funds to accrue until they reach \$400,000. The motion was seconded by Joe O'Connell and unanimously approved.
- 5) **Executive Director's Report:** See attached.
 - a) Need to look at the approval process and fees for all events within Abacoa.
- 6) **President's Report:**
 - a) Town of Jupiter (Wendy Harrison - Town of Jupiter Councilor)
 - i) Town Council meeting of January 15th
 - (1) The exemptions to the Open Container ordinance were passed as proposed and the Town Center area will be exempt within the hours of 10 am to 10 pm.
 - (2) An ordinance regarding bio-tech incentives which proposed bonus height allowances for wet-lab space in most zoning districts, including undeveloped areas in Abacoa, was passed on first reading with staff directed to review these situations and suggest alternatives for the second reading.
 - ii) Leadership Series – The Town's Neighborhood Service's division will be holding

workshops in late February and March geared toward residents who serve on community associations.

- iii) Neighborhood Grants – The Town is now accepting applications for neighborhoods for its annual matching grant program.
- iv) Jupiter annual report is out.
- v) Jupiter Jubilee is scheduled for Saturday, February 2nd.
- vi) Investigating feasibility of a bus shelter at the Palm Tran Route 10 stop closest to Town Center, on Central Blvd, just north of University. *The APOA expressed interest in pursuing the idea with the additional request to see if the bus could be rerouted through Town Center.*

7) ADC President's Report:

- a) Construction of Indian Creek Parkway is finished. Now waiting for both Town and County approval.
- b) Western monument on Indian Creek Parkway - The Abacoa emblem is up and the landscaping will go in today.
- c) Construction on Donald Ross Road should begin in the second quarter of 2008 and run 10-12 months.
- d) Turnpike is expected to add an exit at Hood Road.

8) Committee Reports:

a) Town Center Maintenance:

- i. APOA did a walkthrough of Town Center with a representative from Woolbright and their Maintenance Director. Richard Rendina is to set up a meeting with Mike Noto of Paramount Management to address the noted items and to clarify maintenance responsibilities among the Phase 1 entities.

b) Town Center Task Force: No further meetings.

c) Architectural Review: A site review was completed of SunTrust and Regions Banks as well as Jupiter Office Park and Bermudiana. Follow-up letters will be sent accordingly.

9) Roger Dean Stadium Report (Joe Pinto): As the new General Manager, Joe expressed his interest in providing "fun" events year round in addition to baseball. He is also strongly in favor of cross marketing within Abacoa and putting together an email list of residents for direct informational access.

10) Political Signage: Beth Kelso noted that local elections were coming up and reviewed the Town ordinance on posting political signs.

11) Old Business:

- a) **Office Construction Progress:** Check list items from the Town were corrected and hope to have the permit in about 3 weeks. Interior design and furniture plan is almost complete.
- b) **Golf Course Landscape Maintenance:** Board agreed that the Golf Club needs to adhere to the current landscaping plan or produce another plan for the Board's and the Town's, approval.
- c) **Martinique Headlight Issue:** Northern has hired Boyle Engineering to analyze and offer a remedy for this issue. An answer is expected in 2-3 weeks.

12) New Business:

- a) Resident Dave Strong expressed his discontent with features of Channel 63. Peter Lippman informed him that the system will be upgraded once the APOA moves into its

permanent offices.


- b) Steve Inglis of Bristol Management informed the Board of a Parking issues that were causing traffic congestion in Martinique. He is working with the Martinique Board and the Town of Jupiter to come up with a solution.

13) Future Meetings: Dates, Times & Locations

- a) February 14th, 11:30 am - Board of Directors Meeting at Offices of Rendina Company.
- b) March 13th, 11:30 am - Board of Directors Meeting at Offices of Rendina Company.

Adjournment: There being no further business at hand, a motion to adjourn the meeting was made, seconded and unanimously approved.

Approved and accepted this 14th day of February, 2008

By: 
Joe O'Connell, Secretary